

Naples Planning and Zoning Commission
Minutes
January 14, 1997

This regular meeting of the Naples Planning and Zoning Commission was canceled due to a lack of a quorum.

Commission Present:

Commission Absent: Lance Anderson, Alan Calder, Russell Carter, Amy Pope,
Richard Ingram

Council Representative: Everett Coon, Absent

Others Present: Craig Blunt



Naples Planning & Zoning Commission
Minutes
February 11, 1997

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission Present: Chairman Lance Anderson, Russell Carter, Amy Pope

Commission Absent: Richard Ingram (excused), Alan Calder (moved)

Council Representative: Everett Coon Present

Others Present: Ken Bassett, Bruce Horrocks, Lydia Anders, Ray Rassmussen, Darwin Oaks, Craig Blunt

Welcome

Chairman Lance Anderson welcomed the members and visitors to the Planning and Zoning Commission Meeting. He asked if anyone needed an agenda.

Approval of Minutes for December 10, 1996 and January 14, 1997

Russell Carter moved to approve the minutes of December 10, 1996 and January 14, 1997 as corrected. Amy Pope seconded, the motion passed with all voting "aye".

Vernal City Re-Zone Request - Ken Bassett

Ken Bassett, Vernal City Manager, explained to the commission why Vernal City decided not to re-zone parcel II on the Dinaland Golf Course.

1. The Council would like to continue the multiple use of that area - sledding, tubing, and skiing.
Discussion followed about the area community use.

Ken received a letter dated February 10, 1997 from William and Lorna Mayberry. Discussion followed:

Ken Bassett handed out the revised restrictive covenants for the commission to review. Ken then explained the standards that the restrictive covenants have set for the three (3) proposed developmental areas.

Ken Bassett would like the sites to be under a PUD (Plan Unit Development) he understands that it takes a minimum of six (6) acres for a RA-1 Zone to be eligible for PUD and the proposed sites fall short of the minimum (Chapter 02-07). Ken believes a valence would be justified for these developments because of the lay of the land and it's present use.

Discussion followed on Board of Adjustment and variances.

Ken Bassett asked the commission to review the restrictive covenants. He asked to be on the agenda next month at the next zoning meeting. He asked the commission to give support or not to the restrictive covenants. Prescriptive easement or right of way that follows parcel IV (once owned by the country club) was discussed. Ken had a plat that illustrated a new easement for parcel IV. The plat was given to the zoning commission for their files.

J West Oil field Services/Temporary Use Permit

Bruce Horrocks presented the request and represented J West. Bruce Horrocks said that no more than an acre would be used to store 100 to 500 tanks. These are new tanks belonging to Coastal Oil and Gas. They would be loading or unloading no earlier than 7:30 a.m. or after 6:00 p.m. There are no hazardous materials. The residents gave the commission a petition to deny the permit. The residents present were asked if they had any questions or concerns.

Darwin Oaks - They travel in and out of there all of the time. I don't feel they have honored their past permits. I believe kids will play there and by giving J West another permit will only make this an on-going thing. He will come in later asking for another. This is a commercial zone, my back yard is next to the J West area where they are stacking at. They go in and out of there all times of the day and night.

Lydia Anders - The zoning is set up to protect the residents from Industrial intrusions. I hope that the commission will take that in mind. We will have to live with this in our back yard. J West has asked for two permits before this. They know this is commercially zoned and each time has said this is temporary and are looking for other ground suitably zoned for their business. When do we say no!!! How long will this go on?

Everett Coon - We have issued other conditional use permits and considered the neighbors concerns. Part of the basis for issuing a permit is to get neighbors input or desires. We gave notification to the neighbors so they can be heard.

Bruce Horrocks - There are only six or seven property owners here. How can they tell us what to do?

Lance Anderson - The City is divided up into zones. These zones have a few restrictions of use. The commission was first approached by J West a year or two ago and we were told these requests would be a temporary thing. The zoning was explained at the first request. This is the third request. We were told J West would look for land properly zoned for their needs. The road to the city office is not designed for this use. This would be an issue for land use development that has yet to be discussed by J West. We would like to hear more about their commercial use ideas for their

property. Further discussion followed - Chapter 02-22, 02-06.

Following discussion:

Russell Carter moved to deny the request for conditional use permit based on the master plan and land use plan to consolidate the industrial use to its own zone and to be compatible with the present desires of the neighbors. Everett Coon seconded, the motion passed with all voting "aye".

Commission Membership for 1997

Alan Calder has moved and has given his resignation.

Richard Ingram has been in the LDS Hospital and will be back Monday.

Following the discussion of the membership list, Amy Pope moved to accept the list with the following changes:

Russell Carter be vice-chairman, Everett seconded, the motion passed all voting "aye".

The commission asked Craig to send Richard Ingram a potted plant and Alan Calder a box of chocolates and letter of appreciation from the commission.

Re-Zone Checklist

List was reviewed

Project priority list for UDOT

No Additions

Capital Improvement List 1997

No additions

Recreation District

Recreation Association change to District review Interlocal Agreement

UBAG Consolidated Plan

Reviewed Briefly

Other Business

Flood Control - an issue for the spring

Discussion followed:

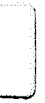
Commission recommended to put something in the newsletter and let the ditch and lateral presidents know the need to clean the laterals, canals, creeks and ditches before spring to help with the flow of water.

No other business before the commission. The meeting adjourned at 9:00 p.m.

6

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MARCH 11, 1997

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be APRIL 8, 1997



Naples Planning & Zoning Commission
Minutes
April 8, 1997

This regular meeting at the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission Present: Chairman Lance Anderson, Richard Ingram, Russell Carter

Commission Absent: Amy Pope

Council Representative: Everett Coon Present

Others Present: Carman David, Doug Haman, Robin Bemis, Charles Arnold Baker, Craig Blunt

Welcome

Chairman Lance Anderson welcomed the members and visitors and new Commissioners to the Planning and Zoning Commission Meeting. He asked if anyone needed an agenda.

The New Planning Commission Members:

Robin Bemis and Charles Arnold Baker were introduced to the other members. Following introductions, Russell Carter moved to approve the two new members as Planning and Zoning Commission Members, Everett Coon Seconded, the motion passed all voting "aye".

Approval of Minutes for February 11, 1997 and March 11, 1997

Everett Coon moved to approve the February 11, and March 11, 1997 minutes of the Naples Planning and Zoning Commission, Russell Carter Seconded, the motion passed all voting "aye".

Oil and Gas Equipment Corporation Request Zoning Clarification and/or Re-zone property located at 847 South 1500 East.

Mr. Carman David and Doug Haman asked to have their request taken off the agenda. The neighboring property owner has changed his/her mind and has offered to buy the property in question. The Commission discussed other properties in the Industrial Zone.

Recycling Businesses Obscure Fencing

Basin Industries plan was handed out to the Commission for Review.

Following discussion:

Montgomery Recycling has not reassessed their obscure fencing agreement. They are

making excuses. Craig will get the updated plan for the next meeting.

Other Business:

Complaints of businesses not cleaning up their yards was discussed. It was recommended that the newsletter harp on the need to keep our businesses and yards looking clean and neat.

Craig is to visit a few of the businesses that were discussed and express the committees desire to present a clean image.

United States Department of the Interior Bureau of Land Management:

Craig handed out the memorandum of understanding between FAA, BLM, Uintah County, JPS-Aero Consultants, State of Utah, School and Institutional Trust Lands Administration and Naples City for their Zoning Commission to review and comment on at the next meeting May 13, 1997.

No other Business coming before the Planning and Zoning Commission, the meeting adjourned at 9:00 p.m.

**NAPLES PLANNING AND ZONING COMMISSION
MINUTES
MAY 13, 1997**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission Present: Richard Ingram, Arnold Baker, Amy Pope, Robin Bemas

Commission Absent: Lance Anderson, Russell Carter

Council Representative: Everett Coon Absent

Others Present Craig Blunt

Welcome

The commission was welcomed and asked if they had any comments before the meeting started. There were none.

Approval of April 8, 1997 minutes

Robin Bemas move to approve the minutes of April 8, 1997 is correct. Arnold Baker Seconded, the motion passed with all voting eye.

Land use feasibility study/Data review

The Commission briefly went over the three draft report copies of Naples Land use Feasibility Study March 1997, submitted by Eckhoff, Watson and Preator Engineering. Amy would review our copy and pass it on to Lance Anderson. Richard would review one copy and pass it on to Robin Bemas who would pass it on to Russell Carter. During the review the commission was asked to write down their concerns and needed changes. The commission should pass the information on to Craig Blunt.

Street Name Signs

Craig gave 2 examples of street name signs with 6 inch letter and Naples logo.

1. Blue background with reflective white numbers
2. White background with blue reflective numbers

The Commission was tied as to which was the best to use.

Airport Meeting

Craig reported that the Council was setting up a meeting with the Airport Board, Uintah County Commissioners, BLM Reps and open to the public to address question concerning the future of the airport.

The meeting is set for May 22, 1997 at 8:00 p.m. at the Naples City Offices

Other Business

adjourn at 9:30 p.m.



NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 10, 1997

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be July 8, 1997.



NAPLES PLANNING & ZONING COMMISSION
MINUTES
JULY 8, 1997

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be AUG. 12, 1997.



Naples Planning & Zoning Commission

Minutes

8/12/97

The regular meeting of the Naples Planning & Zoning Commission was called to order at 7:35 pm.

COMMISSION PRESENT: Robin Bemis, Amy Pope, Arnold Baker.

COMMISSION ABSENT: Richard Ingram, Lance Anderson, Russell Carter, Council Rep. Everett Coon.

OTHERS PRESENT: Craig Blunt

WELCOME MEMBERS

UPDATE ON STUDIES: The Naples land use feasibility study by Eckhoff, Watson, & Preator Engineering. The study needs to be divided into two covers, one P & W Industrial Park and the other C-1 zone. Craig has discussed the draft with the engineers. He had questions concerning the statements the area real estate company has made. The statements were pro Vernal and in essence Naples would always remain the same. Craig explained the necessity to press for an identity change in both thought and action. We are waiting for the update of the draft to review. We are also waiting for Uintah GIS department to finish the zoning maps. The GIS department said maybe in September.

ZONING MAP UPDATE/GIS PROGRAM: We are working with the counties GIS department. One of the objectives is to install the zoning, road, utilities, ownership plats, etc. on their system. The Naples zoning map should be completed in September. Craig showed the commission the first draft. The commission discussed the draft and the changes or corrections that need to be made to bring it to the present. The commission also discussed areas on the map that have been considered for change. The commission would like a map showing these changes for consideration during the master plan revision.

UPDATE ON CIB GRANT FOR MASTER PLAN: Craig will be at the CIB board meeting with Vernal City on September 5th. Vernal and Naples will be asking for funds to update the Ashley Area Master Plan, which includes Vernal and Naples. From these funds Naples will work with U of U and their consultants in developing a Naples Mater Plan.

OTHER BUSINESS: Recruitment of new members was discussed. Craig will contact the two names mentioned.

No other business came before the commission and the meeting was adjourned at 9:15 pm.



Naples Planning & Zoning Commission

Minutes

September 9, 1997

The regular meeting of the Naples Planning & Zoning Commission was called to order at 7:35 pm.

Commission present: Richard Ingram, Amy Pope, Arnold Baker, Robin Bemis.

Commission absent: Lance Anderson, Russell Carter

Council Rep Everett Coon was present.

Others present: Charlie Walker, Carl Sloan

WELCOME: Richard Ingram welcomed the members to the meeting.

APPROVAL OF MINUTES: The minutes of 8-12-97 were read and Charles moved to approve those minutes.

RAPTOR INDUSTRIES, INC./CARL SLOAN MANAGER: Mr. Sloan described the type of business he has. He handed everyone a site plan and described the layout, fencing around the tank batteries, and security lighting. Perimeter fencing will not be put around the property at this time. The zone is I-1. They have to provide a 10% green area so the will be burning along 500 south and that will be planted. The ditch banks will be moved along 1500 east as shown in the site plan. The commission discussed the improvements following the presentation. Richard Ingram moved that the commission approve the business at this location with Arnold Baker seconding the motion.

WILDWOOD SUBDIVISION: Charlie Walker wants vacating side easements between lots four and three, lots three and two, lots seven and six, and lots six and five. The purpose would be to enlarge the lots. Richard moved to approve the proposal to vacate the side easement between the above listed lots with Arnold Baker seconding the motion.

CIB MASTER PLAN: Craig reported that the CIB proposal for the Naples Master Plan was put on the priority list and would probably be funded.

No other business came before the commission and the meeting was adjourned at 8:30 pm.



Naples Planning & Zoning Commission

Minutes

October 14, 1997

Due to a lack of members there was not a quorum.

COMMISSION PRESENT: Lance Anderson, Russell Carter, Arnold Baker

COMMISSION ABSENT: Robin Bemis, Amy Pope, Richard Ingram

COUNCIL REP: Everett Coon was absent.

NEW MEMBERS PRESENT: Jim Richards, Ken Perry

OTHER PRESENT: John and Patricia Barton , Craig Blunt

The Commission present listened to John and Patricia Barton's project proposal. The Bartons live at 2734 South 500 East on two acres. There is an existing structure of 3000 sq ft that they propose to convert to a dorm consisting of 5 bedrooms, 3 baths, a central kitchen, dining room, and living room.

The zone is RA-1. The questions that need to be researched are as follows:

1. If a RA-1 zone could have a group dwelling or two or more dwellings placed upon a single lot.
2. Is a dorm considered a dwelling.
3. Mater plan's intent for an RA-1 zone.
4. Are lodging houses allowed in a RA-1 zone
5. Can a dorm be placed under a PUD (flexibility) on a couple of acres.

Craig was asked to gather the information concerning RA-1 zones from the mater plan and zoning ordinance and send it to the commission. The commission will review and make a decision at their next regular meeting on Nov. 11, 1997.

NEW MEMBERS: Chairman Anderson asked Craig to call the commissioners absent from this meeting and get a phone call vote on new membership. The new members were introduced as Ken Perry , the manager of Little Caesars Pizza, he lives at 639 East 2850 South and also Jim Richards, owner of Dynamic Aviation-Helicopters, he lives at 2225 South 3250 East. The three commissioners present voted aye. The phone call vote was Amy Pope - aye and Richard Ingram - aye.

CAPITAL IMPROVEMENT PLAN: Craig handed out the Capital Improvement Plans for one and five years for review. Craig was asked to send copies to those absent. The tri-county will meet on Nov. 1st to finalize the plans. Any additions need to be given to the City office by October 30th.

UINTAH BASIN PARTNERSHIP FOR THE ENVIRONMENT: Craig passed the 3 ring binder of information that was handed out at the October 2, 1997 tri-county meeting. The number one issue that the counties would like addressed was: Local control, solve out own issues. Rethink the relationship between state and local government from state enforcement to state helping hand to allow local government to solve their own issues.

The meeting adjourned at 9:00 pm

Naples Planning & Zoning Commission

Minutes

November 12, 1997

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:40 p.m.

COMMISSION PRESENT: Lance Anderson, Amy Pope, Arnold Baker, Richard Ingram, Robin Bemis

COMMISSION ABSENT: Russell Carter

COUNCIL REP: Everett Coon was present

OTHER PRESENT: Patricia Barton , Craig Blunt

WELCOME: Chairman Lance Anderson welcomed the members and new members to the meeting. The new members are Jim Richards and Ken Perry.

DORM DEFINED: Commission reviewed definitions of

1. Group dwelling
2. Lodging House
3. No Definition for Lodge
4. Dwelling
5. Multiple dwelling

The commission came up with a definition of Dorm as follows: A large bedroom for a number of people, with a common area. Common kitchen not used as a kitchen such as in a resident. Short stay. Following discussion Everett moved that a dormitory fall under the Lodging house definition, Robin seconded the motion with all voting aye.

The commission asked Craig to get with Ray Nash and have him review the RA-1 zoning and help with the interpretation of permitted uses.

DORM PROPOSAL - PATRICIA BARTON: Commission discussed the Barton's proposal. The commission would like to hear from the neighbors within 300 feet of the proposal. Next meeting will be November 20th at 7:30 p.m. Mail the agenda on November 13, 1997.

LOW AND MODERATE INCOME HOUSING MANDATE: Craig handed out a mandate from the State of Utah to address L & M income housing needs and housing needs for local general plan. Commission will review and discuss at January 1998 meeting.

CAPITAL IMPROVEMENT LIST: Final Capital Improvement list for 1998 was review, commission did not have any additions.

As there was no other business Everett Coon moved to adjourn the meeting at 8:35 p.m., Richard Ingram 2nd.



Naples Planning & Zoning Commission

Minutes

November 20, 1997

This special meeting of the Naples Planning & Zoning Commission was called to order at 7:35 p.m.

COMMISSION PRESENT: Lance Anderson, Amy Pope, Arnold Baker, Richard Ingram, Jim Richards

COMMISSION ABSENT: Russell Carter, Ken Perry, Robin Bemis

COUNCIL REP: Everett Coon was absent

OTHER PRESENT: Patricia Barton, Craig Blunt, William Barton, Jon Hughes, Linda West, Don Durbin, Mike Gudac, Dale Bowden, Helen Bemis

WELCOME: Chairman Lance Anderson welcomed the public and members of the commission.

DORM PROPOSAL: Patricia Barton presented her proposal. Following the proposal Chairman Anderson opened for questions. The neighbors had concerns on the following

1. Front and rear set backs and side easements
2. Addition to traffic
3. Noise increase
4. 8 foot fence causing a blind spot for cars coming out of the yard.
5. Reduce property value
6. Type of people staying there
7. Duplex, four plex, and multiple dwelling should not be allowed in the RA-1 zoned

residential area.

The neighbors had a signed petition in response to the proposal. 6 out of the 9 had signed the petition not to allow the proposal. Mr. Jon Hughes said he would also sign the petition not to allow the proposal.

Chairman Anderson would like to have the neighbors, the Bartons and the commission think about what has been discussed. The Bartons probably did not expect this much opposition to their proposal. We would like to go visit the site and meet next month on December 9, 1997 to further discuss this proposal.

Richard Ingram moved to adjourn to the Bartons with Arnold Baker 2nd.

With no further discussion the meeting adjourned at the Bartons at 9:10 p.m.



Naples Planning & Zoning Commission

Minutes

December 9, 1997

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:36 p.m.

COMMISSION PRESENT: Lance Anderson, Amy Pope, Arnold Baker, Robin Bemis, Jim Richards, Russell Carter

COMMISSION ABSENT: Richard Ingram, Ken Perry

COUNCIL REP: Everett Coon was present

OTHER PRESENT: Mike Gudac, Dale Bowden, Jon Hughes, William Barton, John Barton, Patricia Barton, Craig Blunt, Leon Hill, Mrs. Hill

WELCOME: Chairman Lance Anderson welcomed the public and members of the commission

APPROVAL OF THE MINUTES: Arnold Baker moved to approve the minutes of November 12, 1997 and November 20, 1997, as corrected, Amy Pope seconded the motion. Passed all voting aye.

BARTONS DORM PROPOSAL: Craig Blunt was asked to get Ray Nash, the City's attorney, opinion as to the interpretation of permitted uses in an RA-1 zone. Craig reported: Lodges and lodging or lodging houses do not have the same meaning. Lodging houses would be a commercial enterprise while lodges are like a club and not intended to be a commercial enterprise where its chief activity is a business. RA-1 zones do restrict business activities. (See section under permitted uses RA-1 Zone, #8) Discussion followed. Following the discussion Arnold Baker moved to follow the RA-1 zone objectives as understood through the commissions research. The commission would not recommend a lodging house in a RA-1 zone. Robin Bemis seconded the motion and it passed with all voting aye.

FOREIGN EXCHANGE STUDENT HOUSING PROPOSAL: Leon Hill presented his proposal to the Commission. Building location 1120 East 1500 South, 4400 sq. Ft. office space, 7000 sq. ft. Of warehouse space. The location is in an Industrial One Zone (I-1) in the P&W Industrial Park. The Business type: The building would be used to house up to 40 foreign exchange students and chaperones. The business is to provide the American west adventure. The use of the building would be changed to a hotel/motel use. Short Stays. The bedrooms would be large to occupy a number of students.

The commission reviewed the I-1 Zone permitted uses and conditional uses. Hotel and motel are a conditional use. The commission reviewed the conditional use permit chapter. Following discussion the commission would like to put this proposal under advisement. This proposal will be reviewed on January 13, 1997 at the next regular planning and zoning meeting. Russ Carter moved to have the City's Attorney, Ray Nash, discuss with the commission the I-1 Zone objectives and this proposal at a workshop one hour before the regular zoning meeting on January 13. Robin Bemis seconded the motion and the motion passed with all voting aye.

With no further discussion the planning and zoning meeting adjourned at 9:30 pm.

